

CUSHMAN &
WAKEFIELD

LUND
COMPANY

ONE PACIFIC PLACE #8

10319 PACIFIC PLACE
OMAHA, NE 68114



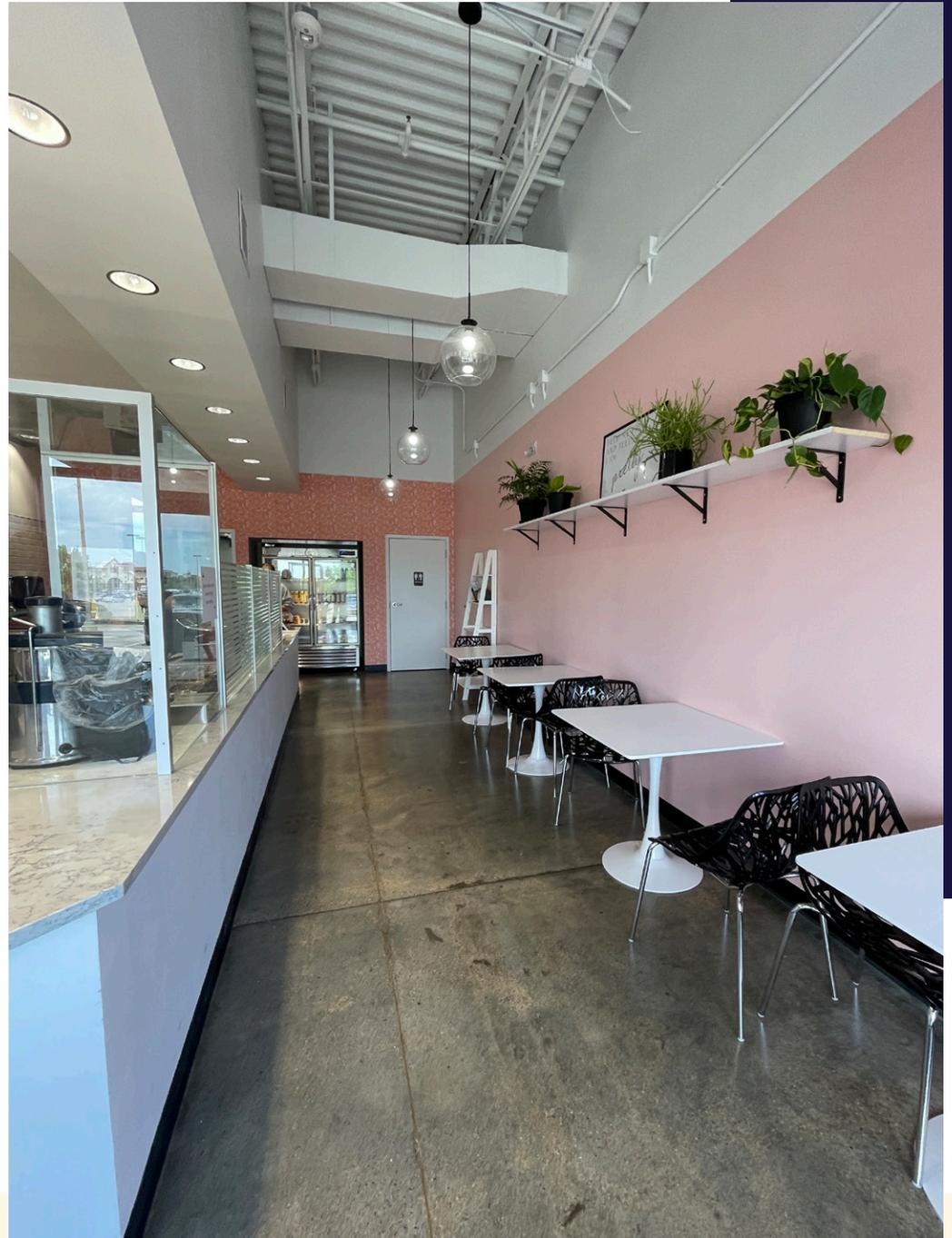
FOR SUBLEASE 984 SF

PROPERTY HIGHLIGHTS

Prime restaurant sublease opportunity in a high-traffic retail center. Formerly a health food concept, the space features a solid prep area and is well-suited for café, specialty food, or grab-and-go uses. Not a full kitchen build-out.

Outstanding co-tenancy includes Trader Joe's, Sephora, spa type services, and boutique fitness studios, which all drive consistent daily traffic. Attractive, accessible property in a strong retail location.

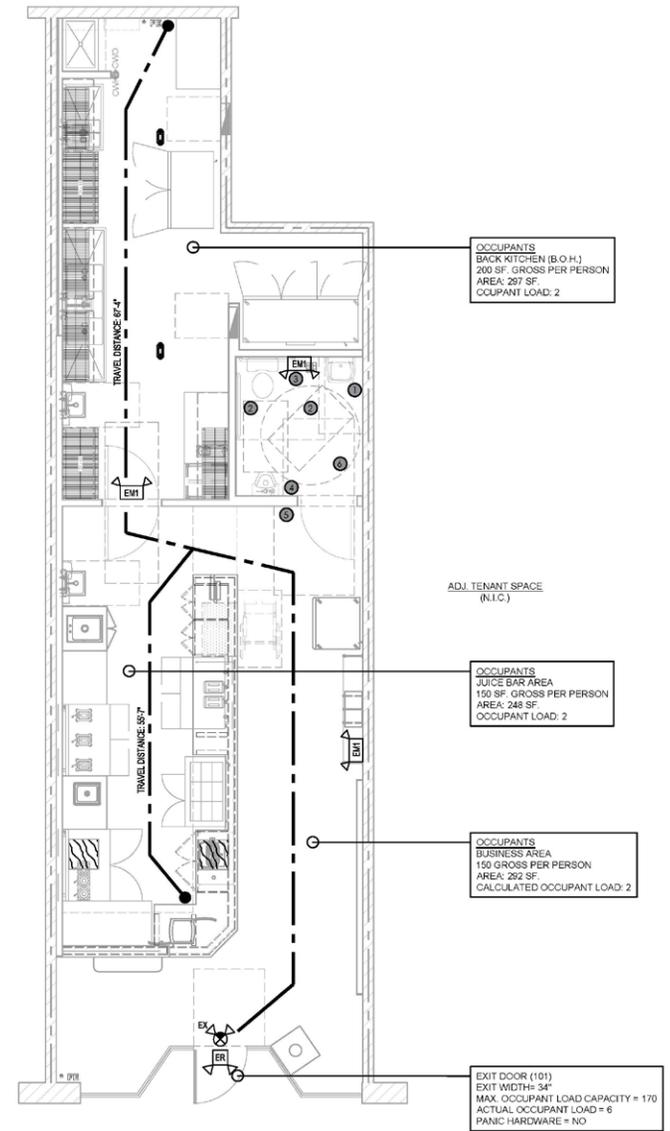
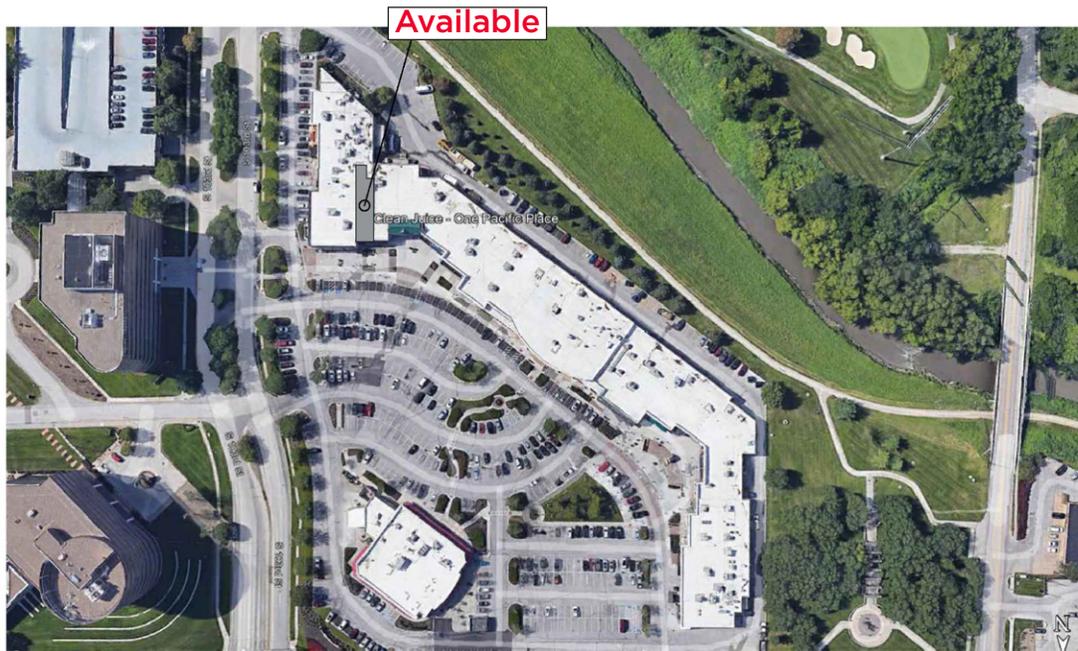
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|-----------------------|------------------------|
| Rental Rate: | \$35.00 PSF NNN |
| Operating Expenses: | \$11.91 PSF |
| Space Available: | 984 SF |
| Lease Expiration: | 1/31/2028 |
| Total Building Size: | 90,945 |
| Year Built/Renovated: | 1987/2010 |
| Available: | Immediately |
| Existing Build-Out: | Cafe/juice bar |



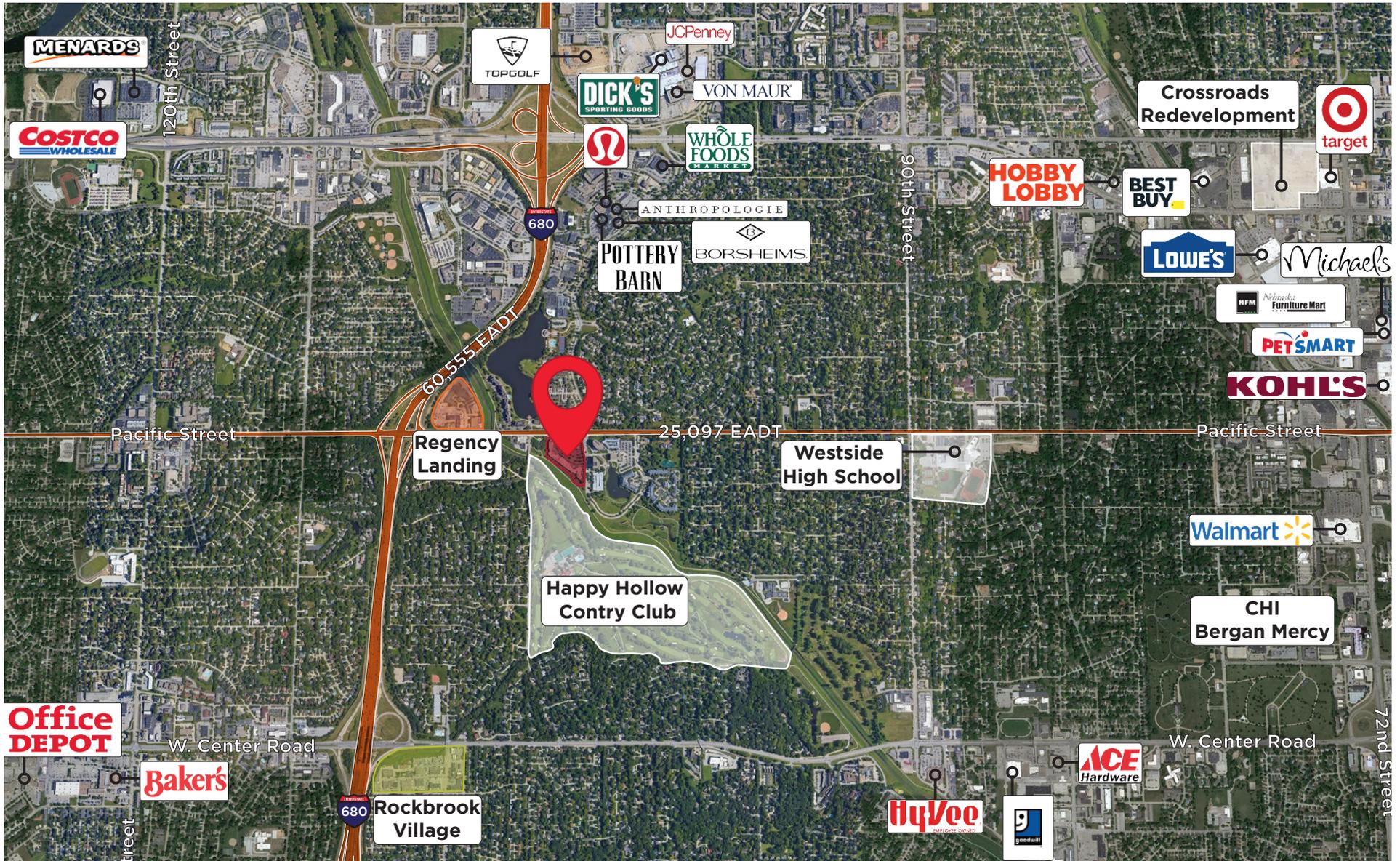
PROPERTY PHOTOS

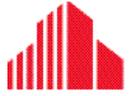


FLOOR PLAN



AERIAL





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LUND COMPANY



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS

| | | | |
|---------|---------|-----------|---------|
| 1 Mile | 6,905 | \$129,124 | 2,985 |
| 3 Miles | 83,015 | \$75,185 | 38,489 |
| 5 Miles | 270,225 | \$78,741 | 118,566 |

CONTACT

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